

093.0

0002

0007.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
699,200 / 699,200  
699,200 / 699,200  
699,200 / 699,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		OVERLOOK RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MERICANTANTE MARC E/BRIDGET G	
Owner 2:	
Owner 3:	

Street 1: 76 OVERLOOK RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: BENEZRA ADAM -
Owner 2: -
Street 1: 76 OVERLOOK RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo	1	Level			
s		Street					
t		Gas:					

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5013	Sq. Ft.	Site			0	70.	1.14	5									399,272						399,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5013.000	299,900		399,300	699,200		60169
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18

PREVIOUS ASSESSMENT								Parcel ID	093.0-0002-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,900	0	5,013.	399,300	699,200		Year end	12/23/2021
2021	101	FV	290,500	0	5,013.	399,300	689,800		Year End Roll	12/10/2020
2020	101	FV	290,500	0	5,013.	399,300	689,800	689,800	Year End Roll	12/18/2019
2019	101	FV	227,900	0	5,013.	405,000	632,900	632,900	Year End Roll	1/3/2019
2018	101	FV	227,900	0	5,013.	302,300	530,200	530,200	Year End Roll	12/20/2017
2017	101	FV	227,900	0	5,013.	273,800	501,700	501,700	Year End Roll	1/3/2017
2016	101	FV	227,900	0	5,013.	262,400	490,300	490,300	Year End	1/4/2016
2015	101	FV	222,000	0	5,013.	222,500	444,500	444,500	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENEZRA ADAM	33899-164		10/25/2001		260,000	No	No		
KUZIRIAN HARRY	26710-516		9/30/1996		140,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
4/18/2006	275	Addition	35,000	C		G9	GR FY09	ADD 2ND FLR W/ WAL	10/1/2018	MEAS&NOTICE	BS	Barbara S												
									4/1/2009	Meas/Inspect	372	PATRIOT												
									7/29/2008	External Ins	BR	B Rossignol												
									12/15/2001	MLS	MM	Mary M												
									10/31/2000	Hearing Chag	163	PATRIOT												
									2/2/2000	Measured	263	PATRIOT												
									8/7/1993		AJS													

Sign: VERIFICATION OF VISIT NOT DATA   /  /  

